005.0	0001	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	930,400 /	930,400
					USE VALUE:	930,400 /	930,400
					ASSESSED:	930,400 /	930,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90	-92	BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARNEY ROBIN F & HALWITZ ADAM
Owner 2:	HARNEY KIERAN PATRICK/MAUREEN
Owner 3:	
Street 1:	90-92 BROOKS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KRIKORIAN ROGER -
Owner 2:	KRIKORIAN ANAHID -
Street 1:	65 BARNARD AVE
Twn/City:	WATERTOWN
St/Prov:	MA Cntry:
Postal:	02472

NARRATIVE DESCRIPTION

This parcel contains 7,498 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2276 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7498.000	414,400		516,000	930,400
Total Card	0.172	414,400		516,000	930,400
Total Parcel	0.172	414,400		516,000	930,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.79 | /Parcel: 408.7

Legal Description

User Acct 4658

GIS Ref

GIS Ref

Insp Date 11/04/17

Entered Lot Size

Total Land:

Land Unit Type:

!496!

PREVIOUS ASSESSMENT

Parcel ID 005.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	414,600	0	7,498.	516,000	930,600	930,600	Year End Roll	12/18/2019
2019	104	FV	322,400	0	7,498.	548,200	870,600	870,600	Year End Roll	1/3/2019
2018	104	FV	322,400	0	7,498.	399,900	722,300	722,300	Year End Roll	12/20/2017
2017	104	FV	302,500	0	7,498.	348,300	650,800	650,800	Year End Roll	1/3/2017
2016	104	FV	302,500	0	7,498.	296,700	599,200	599,200	Year End	1/4/2016
2015	104	FV	269,700	0	7,498.	290,200	559,900	559,900	Year End Roll	12/11/2014
2014	104	FV	269,700	0	7,498.	238,600	508,300	508,300	Year End Roll	12/16/2013
2013	104	FV	280,600	0	7,498.	227,000	507,600	507,600		12/13/2012

PRINT

Date	Time
12/10/20	16:16:48

LAST REV

Date	Time
06/11/19	08:45:40
danam	
496	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KRIKORIAN ROGER	70796-355		3/29/2018		900,000	No	No		
KRIKORIAN ROGER	49907-563		8/7/2007	Family		No	No		
	12877-585		10/15/1975		48,000	No	No		N
LANTIGUA MELVIN	12877-585		10/15/1975		48,000	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/22/2019	234	Insulate	3,641	C				
2/22/2019	235	Insulate	6,516	C				
8/2/1999	495	Redo Kit	4,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	MEAS&NOTICE	HS	Hanne S
4/30/2009	Measured	372	PATRIOT
10/23/1999	Inspected	263	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	197	PATRIOT
10/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	4658
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7498		Sq. Ft.	Site		0	80.	0.86	1									515,952						516,000	

Total AC/HA: 0.17213 | Total SF/SM: 7498 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 515,952 | Spl Credit | Total: 516,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11133564
Const Adj.:	0.98000205
Adj $ / SQ:	185.149
Other Features:	104000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	600571
Depreciation:	186177
Depreciated Total:	414394

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

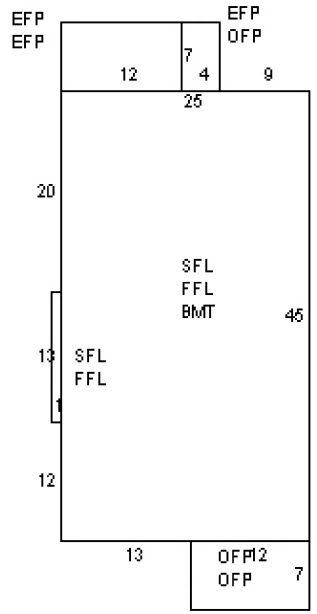
No Unit	RMS	BRS	FL
1	5	2	1
1	6	2	2
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	185.15
Special Features:	0	Val/Su Net:	109.25
Final Total:	414400	Val/Su SzAd	182.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,138	185.150	210,699
SFL	Second Floor	1,138	185.150	210,699
BMT	Basement	1,125	55.540	62,488
EFP	Enclos Porch	196	40.290	7,897
OFP	Open Porch	196	24.420	4,786

Net Sketched Area:	3,793			Total:	496,569
Size Ad	2276	Gross Are	3793	FinArea	2276

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

005.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2016	0.00	T	2.4	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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